

**NOTICE OF SALE**

**NOTICE OF SALE CIVIL ACTION NO. 2013-CP-02-00663 BY VIRTUE** of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Linda Burton; Johnnie L. Burton Jr., et al., the undersigned Master in Equity for Aiken County, South Carolina, will sell on October 7, 2013 at 11:00AM, at the Aiken County Courthouse, City of Aiken, State of South Carolina, to the highest bidder:


**ALL THAT PIECE, PARCEL OR LOT OF LAND WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN AIKEN COUNTY, SOUTH CAROLINA BEING SHOWN AND DESIGNATED AS LOT SEVEN (7), CLEARWATER VILLAGE ON A PLAT PREPARED BY TRIPP LAND SURVEYING DATED AUGUST 9, 1989 AND RECORDED IN MISC. BOOK 552, PAGE 119, AFORESAID RECORDS. FOR A MORE SPECIFIC DESCRIPTION, REFERENCE SHOULD BE MADE TO THE AFORESAID PLAT WHICH IS MADE A PART AND PARCEL HEREOF.**

**BEING THE IDENTICAL PROPERTY CONVEYED TO JOHNNIE L. BURTON, JR. BY DEED OF WALTER VERNON WASHINGTON, DATED MAY 27, 2005 AND RECORDED MAY 31, 2005 IN DEED BOOK 2516 AT PAGE 295 IN THE OFFICE OF THE REGISTER OF DEEDS FOR AIKEN COUNTY, SOUTH CAROLINA.**

CURRENT ADDRESS OF PROPERTY: 71 Cherry Road, Clearwater, SC 29822  
TMS: 024-11-21-007

**TERMS OF SALE:** The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 5.125% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

  
The Honorable M. Anderson Griffith  
Master in Equity for Aiken County

Brock & Scott, PLLC  
3800 Fernandina Road, Suite 110  
Columbia, SC 29210  
Attorneys for Plaintiff